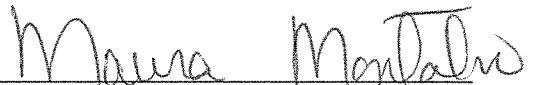


STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, Maura Montalvo, Deputy City Clerk of Wood Dale, Illinois DO HEREBY CERTIFY that as such City Clerk and keeper of the records, that the foregoing is a true and correct copy of Ordinance #O-19-037 AN ORDINANCE VACATING ARDMORE AVENUE, AND A PORTION OF PINE AVENUE AND BRYN MAWR AVENUE (ALL LOCATED GENERALLY BETWEEN ILLINOIS ROUTE 83 AND EDGEWOOD AVENUE) IN THE CITY OF WOOD DALE, ILLINOIS, 60191

Passed by The City Of Wood Dale, Du Page County, Illinois, IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the City of Wood Dale, this 21ST day of November, 2019.


Maura Montalvo, Deputy City Clerk



Ordinance #O-19-037

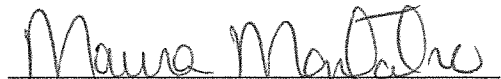
AN ORDINANCE VACATING ARDMORE AVENUE, AND A PORTION OF PINE AVENUE AND BRYN MAWR AVENUE (ALL LOCATED GENERALLY BETWEEN ILLINOIS ROUTE 83 AND EDGEWOOD AVENUE) IN THE CITY OF WOOD DALE, ILLINOIS, 60191

Passed: November 21, 2019
Published in Pamphlet Form: November 22, 2019

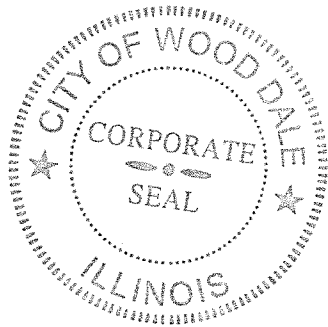
I, Maura Montalvo, as the Deputy City Clerk for the City of Wood Dale, hereby certify that the attached Ordinance is a true and correct copy of #O-19-037

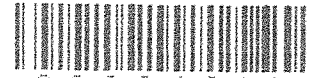
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Passed and approved by the City Council of the City of Wood Dale on November 21, 2019 and hereby published in pamphlet on November 22, 2019


Maura Montalvo, Deputy City Clerk

SEAL





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FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
03/10/2020 02:44 PM
RHSP

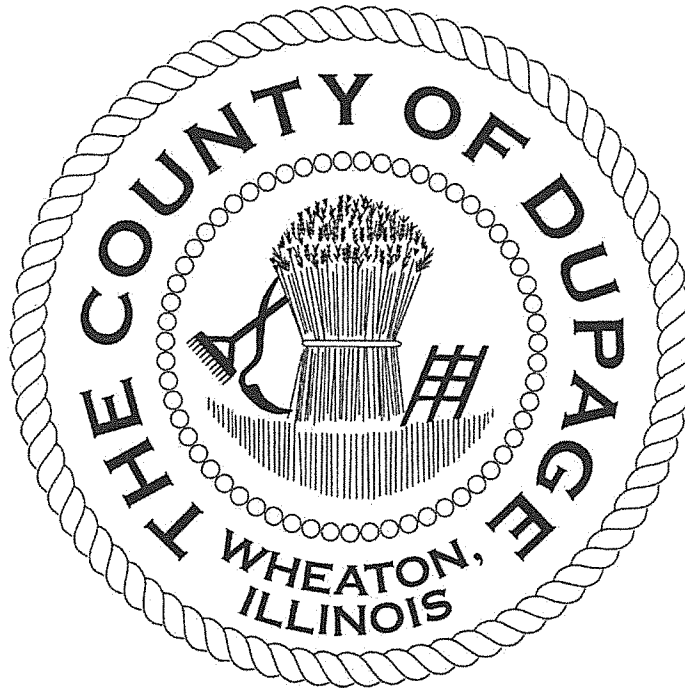
DOCUMENT # R2020-024309

FRED BUCHOLZ

DUPAGE COUNTY RECORDER
421 NORTH COUNTY FARM ROAD
WHEATON, ILLINOIS 60187

(630)407-5400

RECORDING COVER PAGE



Prepared By
Mail To:

(BOND, DICKSON & CONWAY)

400 S KNOLL ST

UNIT C

WHEATON, IL 60187

ORDINANCE NO. 0-19-037

AN ORDINANCE VACATING ARDMORE AVENUE, AND A PORTION OF
PINE AVENUE AND BRYN MAWR AVENUE
(ALL LOCATED GENERALLY BETWEEN ILLINOIS ROUTE 83
AND EDGEWOOD AVENUE)
IN THE CITY OF WOOD DALE, ILLINOIS, 60191

WHEREAS, the City of Wood Dale (the "City") is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq*; and

WHEREAS, on November 21, 2019, the Corporate Authorities of the City authorized the annexation of certain property ("Subject Property") to the City described as follows:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 137, 138, 139, 140, 141 AND 142, ALL OF ARDMORE AVENUE, ALL OF PINE AVENUE LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF BRYN MAWR AVENUE, AND ALL OF BRYN MAWR AVENUE LYING WEST OF ILLINOIS ROUTE 83 (BUSSE ROAD), ALL IN BRANIGAR'S MOHAWK MANOR, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1956 AS DOCUMENT 825111, IN DUPAGE COUNTY, ILLINOIS,

Consisting of PINs: 03-03-402-001, -002, -003, -004, 005, and -006; and 03-03-404-001, -002, -003, -004, -005, -006, -007, and -008; and 03-03-405-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -015, -016, -017, and -018; and

WHEREAS, in annexing the Subject Property, the City also annexed all or parts of right of ways commonly identified as Ardmore Avenue, Pine Avenue and Bryn Mawr Avenue, which provide ingress/egress to the Subject Property identified herein; and

WHEREAS, Section 11-91-1 of the Illinois Municipal Code, 65 ILCS 5/11-91-1, provides that the Corporate Authorities of a municipality may by ordinance vacate any street or alley, or part thereof, within their jurisdiction after determining that the public interest will be subserved by said vacation; and

WHEREAS, Section 11-91-2 of the Illinois Municipal Code, 65 ILCS 5/11-91-2, provides that upon the vacation of a street, or any part thereof, by virtue of any ordinance of any municipality, title to the land included therein will vest in the then owners of the land abutting thereon; and

WHEREAS, CH Realty VIII-TDC I Chicago Bryn Mawr, L.L.C. ("Owner"), is the owner of the Subject Property, all of which abuts both sides of Ardmore Avenue and that part of Pine Avenue and the north side of Bryn Mawr Avenue to be vacated; and

WHEREAS, the Owner has petitioned the City to vacate Ardmore Avenue, generally from Illinois Route 83 to Pine Avenue, a portion of Pine Avenue from Bryn Mawr Avenue to the northern edge of the Subject Property and the north 33.91 feet of the width of Bryn Mawr Avenue from Illinois Route 83 to Edgewood Avenue, thus reducing its width from 100 feet to 66.09 feet, all as part of its rezoning and redevelopment of the Subject Property upon annexation to permit construction of a single industrial building, construction of which incorporates the land upon which Ardmore and Pine Avenues exist, and abuts that part of Bryn Mawr Avenue to be vacated; and

WHEREAS, said vacations will not materially impair access to any property owner; and

WHEREAS, the City Council finds that Ardmore Avenue and that part of Pine Avenue to be vacated are of no further use to the City upon construction of the industrial building as planned; and

WHEREAS, the City Council finds vacation of a part of Bryn Mawr Avenue, decreasing its current width from one (100) hundred feet to an effective width of sixty-six (66) feet, still comports with City requirements for street width, and that the part of Bryn Mawr Avenue to be vacated is of no further use to the City; and

WHEREAS, the City Council finds that the public interest will be subserved by vacating the rights of way as described herein, particularly when such vacation will serve to allow a major redevelopment of the Subject Property encompassing the rights of way at issue; and

WHEREAS, the City Council finds that the City and its residents will benefit from the redevelopment of the Subject Property and that the development of the Subject Property as proposed will bring in property tax revenue and employment, and that this benefit is just and adequate compensation for the benefit which will accrue to the Owner by reason of the vacation of Ardmore Avenue and the designated parts of Pine Avenue and Bryn Mawr Avenue.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS as follows:

SECTION ONE: That the recitals set forth herein are incorporated herein by reference.

SECTION TWO: That this Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of three-fourths of all the aldermen then holding office (6 of 8) of the City of Wood Dale, at a duly called meeting of the City Council.

SECTION THREE: That by this vote, the City Council hereby vacates the northern 33.91 feet of Bryn Mawr Avenue from Illinois Route 83 to Edgewood Avenue, thus reducing the width of Bryn Mawr Avenue from one hundred (100) feet to an effective sixty-six (66) feet, subject to the terms set forth in this Ordinance and given that the Subject Property described herein abuts said northern portion of Bryn Mawr Avenue, and vacates the portion of Pine Avenue north of Bryn Mawr Avenue to the northern terminus of the Property, and vacates

Ardmore Avenue, all as shown on the Final Plat of Subdivision of the Bryn Mawr Avenue Addition to Wood Dale, Illinois.

SECTION FOUR: Upon vacation of Ardmore Avenue and those parts of Pine Avenue and Bryn Mawr Avenue described herein, title to the property on which that portion of the rights of way described herein are located shall vest in CH Realty VIII-TDC I Chicago Bryn Mawr, L.L.C. While the land abutting the rights of way to be vacated has been approved for consolidation into one lot of record, the current permanent index numbers, and addresses of the land abutting the rights of way as described herein are currently as follows:

03-03-402-001	7N080 Pine Avenue
03-03-402-002	7N068 Pine Avenue
03-03-402-003	7N054 Pine Avenue
03-03-402-004	7N040 Pine Avenue
03-03-402-005	7N028 Pine Avenue
03-03-402-006	7N014 Pine Avenue
03-03-404-001	7N079 Pine Avenue
03-03-404-002	17W122 Ardmore Avenue
03-03-404-003	17W108 Ardmore Avenue
03-03-404-004	17W086 Ardmore Avenue
03-03-404-005	17W070 Ardmore Avenue
03-03-404-006	17W056 Ardmore Avenue
03-03-404-007	17W040 Ardmore Avenue
03-03-404-008	17W024 Ardmore Avenue
03-03-405-001	17W135 Ardmore Avenue
03-03-405-002	7N033 Pine Avenue
03-03-405-003	7N019 Pine Avenue
03-03-405-004	17W117 Ardmore Avenue
03-03-405-005	17W101 Ardmore Avenue
03-03-405-006	17W083 Ardmore Avenue
03-03-405-007	17W067 Ardmore Avenue
03-03-405-008	17W053 Ardmore Avenue
03-03-405-009	17W039 Ardmore Avenue
03-03-405-010	17W023 Ardmore Avenue
03-03-405-011	17W116 Bryn Mawr Avenue
03-03-405-012	17W080 Bryn Mawr Avenue
03-03-405-018	17W068 Bryn Mawr Avenue
03-03-405-015	17W052 Bryn Mawr Avenue
03-03-405-016	17W034 Bryn Mawr Avenue
03-03-405-017	17W008 Bryn Mawr Avenue

SECTION FIVE: That the vacation of Ardmore Avenue and those parts of Pine Avenue and Bryn Mawr Avenue as depicted on the Final Plat of Subdivision, approved by the Corporate Authorities of the City as Resolution No. R-19 ___, is approved and said Final Plat shall serve to memorialize the vacation of the rights-of-way as authorized herein.

SECTION SIX: That the City Clerk of the City of Wood Dale is hereby directed to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and published, and also to file in the Office of the Recorder of DuPage County, Illinois and the Office of the County Clerk, a certified copy of this Ordinance.

SECTION SEVEN: That all ordinances or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION EIGHT: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

PASSED this 21st day of November, 2019

AYES: 7

NAYS: 0

ABSENT: 1

APPROVED this 21 day of Nov., 2019

SIGNED: Annunziato Pulice
Annunziato Pulice, Mayor

ATTEST: Maura Martalio
City Clerk

Published in pamphlet form 11/21, 2019